



Rufford Court, 109 Marine Parade, Brighton, BN2 1AT

Approximate Gross Internal Area  
195.9 sq m / 2109 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024



Total Area Approx 1926.76 sq ft

2 Rufford Court 109 Marine Parade, Brighton, BN2 1AT

To view, contact John Hilton:  
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**£3,850**





## 2 Rufford Court 109 Marine Parade, Brighton, BN2 1AT

Stunning 4 bedroom 3 bathroom double fronted Ground Floor Flat in this prestigious building.  
£3850 PCM. No HMO license so cannot be let to sharers.  
Available July 14th  
Glass wrap-around balcony.  
The property has very high ceilings and beautiful wooden parquet flooring.  
Incredible views out to sea.  
Furnished  
4 double bedrooms, 1 en-suite.  
3 bathrooms.  
A beautiful modern kitchen opens out to a very large Living Room.  
Council Tax Band E.  
Situated on the seafront in the heart of Kemp Town, close to shops and amenities.

- A holding deposit of £888.46 will be required to secure the Property which is equivalent to 1 week's rent. Once referencing is complete the Holding Deposit will go toward the first month's rent
- The above details are intended for information purposes only and do not constitute an offer or form part of a contract. A tenancy will be granted subject to referencing and contracts



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **E**



The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

JohnHilton